

# Peak Zone Change



## QUICK FACTS

### Address:

4415 Grinnell Blvd.

### Location:

Powers Blvd. & Grinnell Blvd.

### Zoning and Overlays

**Current:** APD APZ-2 AP-O (Airport Planned Development Accident Potential Subzone 2 with Airport Overlay)

**Proposed:** MX-M APZ-2 AP-O (Mixed-Use Medium Accident Potential Subzone 2 with Airport Overlay)

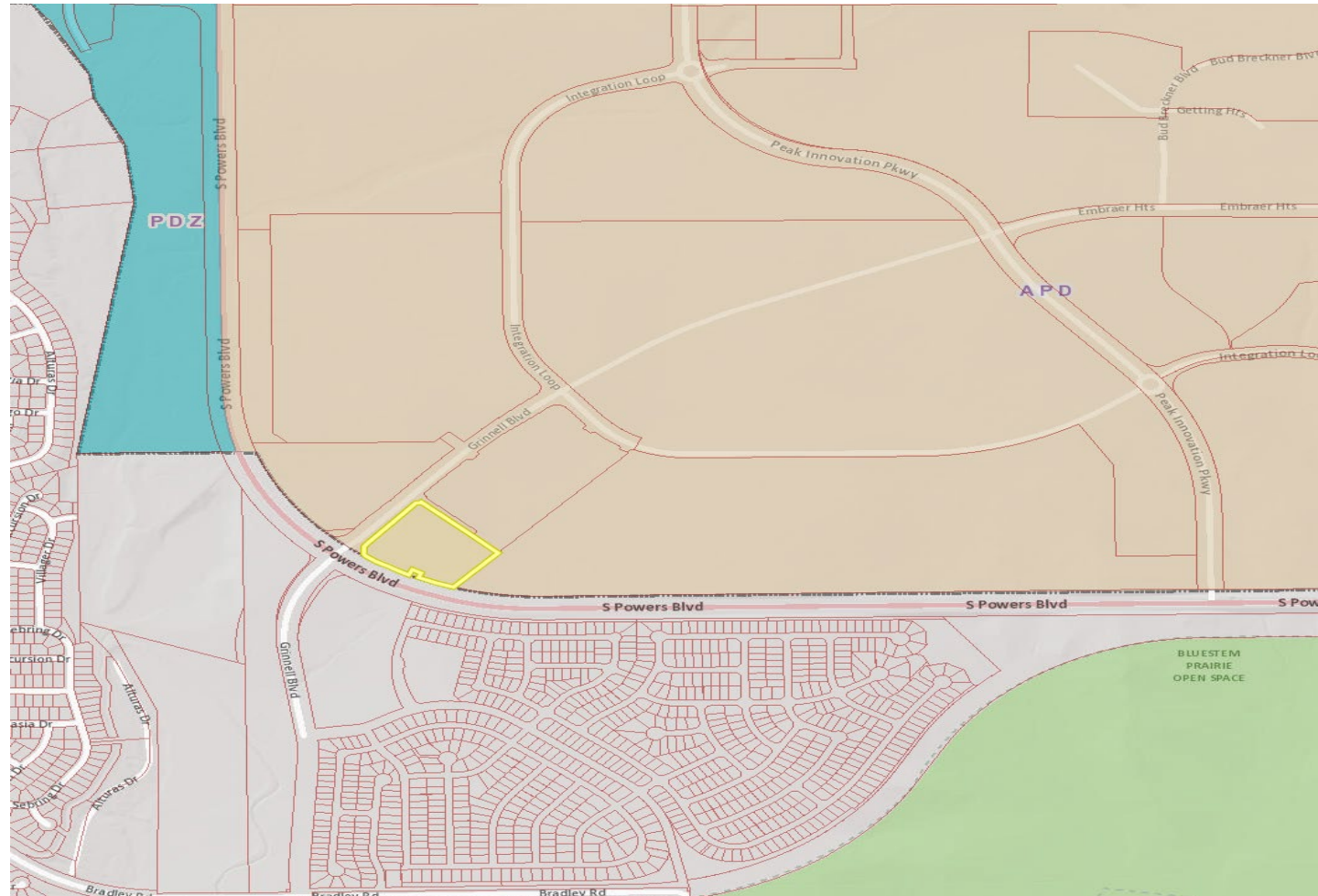
### Site Area

8.197 Acres

### Proposed Land Use

Commercial; Retail – Fueling Station with Convenience Store

## VICINITY MAP



# Peak Zone Change



## PROJECT SUMMARY

File #(s):

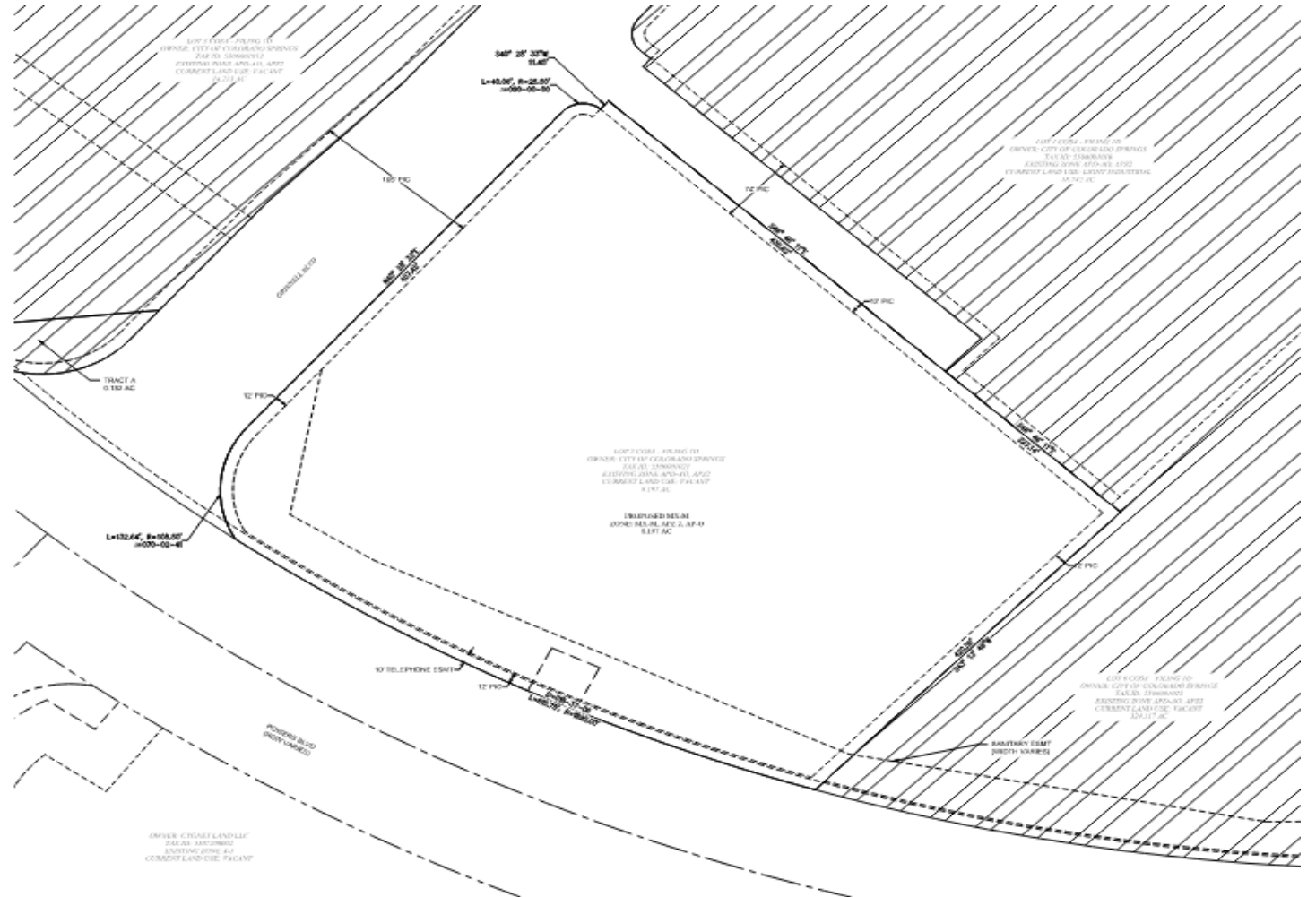
ZONE-23-0018

Project Proposal:

Zone change from APD APZ-2 AO to  
MX-M APZ-2 AO

Applications:

Zone Change



# AGENCY REVIEW



## Traffic Impact Study

- No comments received. Recommended approval.

## School District

- No comments received. Recommended approval.

## Parks

- Informational: Upon Development Plan, Citywide Development Fees (Police and Fire Fees) may be applicable to any commercial or residential development which would be due at Building Permit.

## Stormwater Engineering

- No comments received. Recommended approval.

## Colorado Springs Utilities

- No comments received. Recommended approval.

## Colorado Springs Airport

- 8/23/23 - The AAC had no objections to the comments below.
- The following will be presented at the Airport Advisory Commission on 08/23/2023:
- Airport staff recommends no objection with the following conditions:
  - Avigation Easement: An avigation easement is required for future development plans/plans. This parcel is owned by the Airport and is leased. Additional comments will be provided by Airport Properties Staff.
  - APZ-2: The proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District. The proposed use associated with this development is permissible in the APZ-2 subzone.
  - FAA Form 7460-1: The Airport will apply for Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for future development of this site.



# 4.B

## STAKEHOLDER INVOLVMENT



### PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	83 Postcards
Number of Comments Received	0 Comments Received

### PUBLIC ENGAGEMENT

- No public engagement was involved with this application review process.

# CRITERIA OF APPROVAL



The proposed project meets the following review criteria:

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs [Comprehensive Plan](#), with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding [development](#) or can be made compatible with surrounding development through approval conditions.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
6. If a [Land Use Plan](#) or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in in Subsection 7.5.514C.3 (Land Use Plan Criteria).
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section [7.2.607D.47.5.702](#) (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the [Manager](#), that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. Complies with the additional standards of the base zone district where the property is located (see [Article 7.2](#) (Zone Districts)) or in an overlay district that applies to the property (see Part [7.2.6](#) (Overlay Districts)).



Questions?

